

MINUTES
TOWN OF GROTON
HISTORIC DISTRICT COMMISSION
AUGUST 6, 2013 - 7:00 P.M.
GROTON TOWN HALL ANNEX - COMMUNITY ROOM 2

Members Present: Moriarty, Everett, Brady
Alternates Present: Ackerman, Brewer, Levenson
Absent: Kimenker, Somers
Staff: Vandenbosh, Galetta

Chairperson Moriarty called the meeting to order at 7:03 p.m. and sat Brewer for Kimenker and Ackerman for Somers.

MOTION: To waive the reading of the hearing procedure.

Motion made by Brewer, seconded by Brady, so voted unanimously.

Brady read the call of the hearing.

I. PUBLIC HEARINGS

HDC 13-21 – 84 Library Street; Elaine & Andrew Chertoff, owners/applicants; Renovations & windows. PIN #261917204886 – Continued

Richard Davis presented to the Commission for the owners of 84 Library Street, Elaine and Andrew Chertoff. The proposal is for exterior renovations and the replacement of all first and second floor windows. The windows are Harvey, double hung, without mullions. The lower half will be screened. The attic windows may be replaced as well. The exterior renovations are comprised of new front porch posts and railings, adding pediments to existing front gables and possibly adding fish scale siding to the gables. The applicant indicated that the homeowner is unsure what style of fish scale siding to use. The Commission recommended the applicant wait on the request for fish scale siding until the homeowner has settled on a style.

The following exhibits were presented:

- Photographs
- Window details
- Railing system details

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:17 p.m.

Commissioner Everett recused himself from HDC 13-22. Chairperson Moriarty sat Levenson for Everett.

HDC 13-22 – 2 West Mystic Avenue; Laura Jamison, owner; Jane Engelke, applicant; Driveway. PIN #261917109177

Jane Engelke presented to the Commission for Laura Jamison the owner of 2 West Mystic Avenue. The applicant is proposing to replace the present driveway of crushed stone, which is wearing away and being disturbed by snow plows during winter weather events, with an oil and stone chip surface. The process will yield a driveway pavement very much in appearance

like what currently exists. The color of the stone will remain the same and the driveway width will not change.

The following exhibits were presented:

- Driveway treatment brochure

Chairperson Moriarty asked for comments in favor or against and there were none. The public hearing was closed at 7:28 p.m.

HDC 13-23 – 15 Water Street; Robert Bankel, owner; Russell Sergeant, applicant; Addition & renovations. PIN #261918306108

Russell Sergeant presented to the Commission for the Mystic Art Center, which is in process of purchasing the Emporium Building at 15 Water Street. The scope of the project is to provide café space in the basement of the property, keep retail space on the first floor and use the upper floors for residential living space. The applicant noted that there is deterioration throughout the building. The plan includes upgrades to the exterior such as new roofing, siding, and windows on the upper floors. Third floor windows will be taken out and de-leaded. Shutters will be kept on the front but removed from the sides. The existing trim, frieze work and bracketry will be retained. An addition off the back, projecting above the roofline will have a gable added to make room for a stairway to the upper residential apartments. The existing chimney will be removed and the cupola will be replaced with a monitor. A stairway on the side of the building will remain. Access to the front of the building will be impacted by the Phase 2 Streetscape, therefore, the intent is to leave the front entrance as is for the time being. A privacy fence would be located on the left side of the building to shield mechanicals, dumpsters, and things of that nature. The building will have sprinklers and a single means of egress in this setting will be sufficient per the building inspector and fire marshal; however, lighting must be provided. The applicant noted that the “Emporium” sign and the letters on the side of the building will be taken by the current owner. Revitalization of the exterior of the building is the first step toward obtaining the necessary approvals from the Planning Commission and Zoning Commission.

The following exhibits were presented:

- Photographs
- Architectural plans and drawings
- Plot plan

Chairperson Moriarty asked for comments in favor or against.

Lee Vincent, 1 New London Road, spoke in favor of the application with an interest in preserving the front façade as it exists.

The public hearing was closed at 7:54 p.m.

The public hearing portion of the meeting was closed at 7:55 p.m.

II. DISCUSSION ON ITEMS OF PUBLIC HEARING

HDC 13-21 – 84 Library Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1899

HDC 13-22 – 2 West Mystic Avenue

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Brady seconded by Brewer, so voted unanimously. Issued Certificate of Appropriateness #1900

HDC 13-23 – 15 Water Street

MOTION: To grant a Certificate of Appropriateness as submitted.

Motion made by Everett seconded by Brady, so voted unanimously. Issued Certificate of Appropriateness #1901

III. PRE-APPLICATION HEARINGS

Tom and Vickie La France appeared before the Commission to propose a new single family dwelling at 51 Clift Street. There is currently a house on the subject property which is being lived in. The existing house has a basement crawl space with on-going water and mud issues, rotten and deteriorated sills, no foundation, and lolly columns supporting the structure. The applicant feels the building is becoming structurally unsound and is proposing to demolish it in favor of building a new home. The proposed house will face Clift Street. The existing driveway will be extended with the house placed in the approximate center of the lot. The Commission asked if the applicants had considered leaving the existing house and building the new house on the same lot. The applicant feels doing so would crowd the new house. The Commission noted the house is not in obvious disrepair from the pictures submitted and this is also one of the houses existing during the heyday of the Whaling Era in Mystic. The Commission suggested the applicants return for another pre-application hearing with a contractor who may address the outstanding issues, which are: the structural condition of the existing house, and how the proposed house is going to look in relation to the neighborhood. The new house is conventional looking in comparison to the neighbors and the plans submitted for review are not scaled, nor is there enough detail for the Commission to consider for an approval. The Commission also suggested bringing photos of similar houses in the District as well as photos of other houses in the neighborhood to show the diversity of the other houses. The idea would also be to get streetscape shots in order to show varying facades in the neighborhood.

Carl Gehring appeared before the Commission regarding 40 New London Road which he owns with his wife. His house was built in 1838 by John Wolf. It was a rooming house at one time and it was built by a gentleman who was a mechanic. It was not a Captain's house built with high-end materials. The windows are not original to the structure and are currently a hodgepodge of materials that do not match or work well. The applicant does not feel that the windows are worthy of being repaired and rebuilt. He would like to replace them with Anderson windows, which will be custom-made for the house. They are wood interior, clad exterior with thin muntons. Some of the windows are three over three while others are two over two. They will be replaced in kind. Additionally he has a garage outbuilding with a gable vent which he proposes to replace with a three over three window.

Mark Comeau appeared before the Commission regarding Pizzetta, located at 7 Water Street which is owned by Timothy Owens. A fire marshal inspection has necessitated plans for alterations and a small addition. The addition is proposed for the north side of the building. The egress requirements noted by the fire marshal cannot be satisfied within the footprint of the existing building; however, there is enough lot coverage to support an addition. Alterations are required to give the upstairs tenants a private staircase for their use and to give the wait-staff a staircase, with a fire door, to bring pizza up to the dining area. An added benefit is the two-fold increase to the dining area for the patrons. Two existing windows and front door will remain and another window in the front will be moved. The porch will extend across the front of the addition.

IV. PUBLIC COMMUNICATIONS – None

V. APPROVAL OF THE MINUTES OF July 16, 2013

MOTION: To approve the minutes of July 16, 2013.

Motion made by Brady, seconded by Everett, so voted unanimously

VI. OLD BUSINESS

The Commissioners discussed the proposed demolition of the historic building at 51 Clift Street.

VII. NEW BUSINESS – None

VIII. ADJOURNMENT

Motion to adjourn at 9:07 p.m. made by Brady, seconded by Brewer, so voted unanimously.

Historic District Commission

Prepared by Lynda Galetta, Office Assistant II